



2015

**Tucson-Pima County Historical Commission**  
**Plans Review Subcommittee**

**SUMMARY OF MINUTES**

**Thursday, April 23, 2015,**  
**4<sup>th</sup> Floor Conference Room, Joel D. Valdez Main Library,**  
**101 N. Stone, Tucson, Arizona 85701**

**1. Call to Order / Roll Call:**

Meeting called to session at 1:10 PM

Commissioners: Patsy Waterfall (Acting Chair), Arthur Stables, Sharon Chadwick, Jim Sauer

Staff: Michael Taku, Alexandra Hines (PDSD), Jonathan Mabry (OIP)

**2. Approval of Legal Action Report and Summary of Minutes of 4-9-15**

Motion by Commissioner Stables to approve the Legal Action Report and Summary of Minutes of 4-9-15. Motion seconded by Commissioner Chadwick.

Motion passed. Vote 4-0.

**3. Courtesy Review Cases**

**a. Grant Road Realignment Project - Abramovitz - Information and Update.**

Commissioner Chadwick said the T-PCHC Transportation Subcommittee will meet on this item. The response from Beth Abramovitz regarding Grant Road Demolitions was provided to the commissioners. No discussion was held.

**4. Historic Preservation Zone Review Cases**

MINUTES: 4/23/15

Approved: 6/10/15

- a. **HPZ-15-27** - McDonnell - Remodel/Addition: MainHouse/Detached Guesthouse/Garage - 505 East 5th Street (West University)

Staff Taku read the West University Historic Advisory Board (WUHZAB) Legal Action Report motion into the record.

Architect Bob Vint presented the proposal and provided an overview of the conditions from WUHZAB. Mr. Vint read the responding email from Mr. Frankeberger of the State Historic Preservation Office noting that the addition would not hinder the status of the historic district.

Commissioner Sauer noted that the alley is a public area so the corresponding elevation is visible to the public. Mr. Vint responded that WUZHAB did not oppose to the elevation facing the alley and that windows along the alley are not preferred by the property owner.

Commissioner Stables does not have particular issues with the cladding and considers the roll roof to be more appropriate treatment.

Motion by Commissioner Stables to recommend approval of proposal as presented with qualification to provide solid wood for all doors and windows, employ a roll roof, waive building setbacks, in lieu of skylights, use flat skylights, and main house and guest house not to be connected. Seconded by Commissioner Chadwick.

Motion passed. Vote 4-0.

- b. **HPZ-15-30** - Stahl - Addition/Guesthouse - 145 West Kennedy Street (Barrio Historico)

Staff Taku read the Barrio Historico Historic Advisory Board (BHHZAB) Legal Action Report motion into the record.

Applicant Stahl presented the proposal and provided an overview of the resolved conditions from BHHZAB. Ms. Stahl noted that the door has been resolved by using cladding.

Motion by Commissioner Stables to recommend approval of proposal as presented without the fence. A mock-up of the fence will be subject to a minor review. Seconded by Commissioner Sauer.

Motion passed. Vote 4-0.

**7. Current Issues for Information/Discussion:**

**a. Minor Reviews**

Staff Taku reported on the minor reviews conducted on April 17<sup>th</sup> and 21<sup>st</sup>, 2015.

Commissioner Stables and Sauer will join Staff Taku for the minor reviews on Friday, April 24, 2015.

**b. Appeals**

Nothing at this time.

**c. Zoning Violations**

Staff continues to assist on abatement of violations in the historic districts.

**8. Call to the Audience**

No audience present to speak.

**9. Future Items**

The revised West University Design Guidelines will come to T-PCHC PRS for review in the near future.

The next meeting on Thursday, May 7<sup>th</sup>, will be held in the 3<sup>rd</sup> Floor Large Conference Room at the Public Works Building, 201 N. Stone Ave.

**10. Adjournment**

Meeting adjourned at 2:10 p.m.